

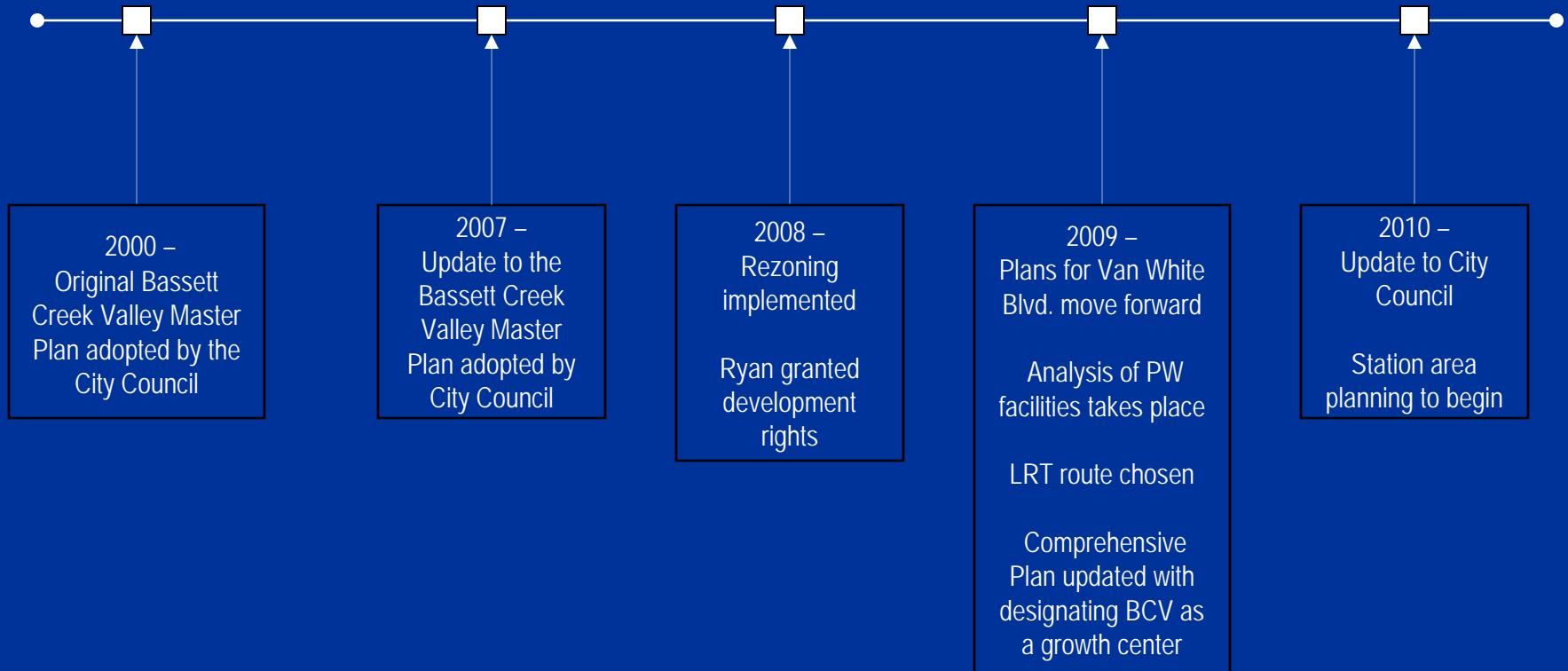
# Bassett Creek Valley Plan Implementation Update

January 7, 2010

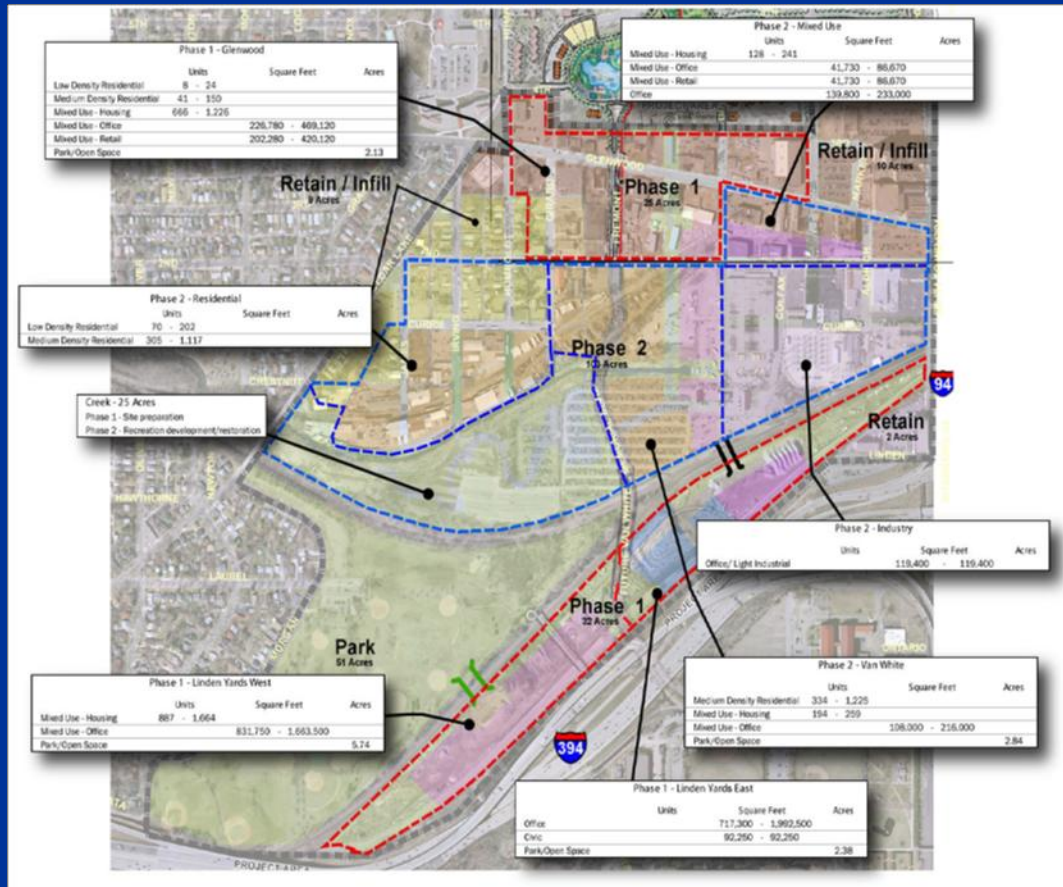
# Goals for the Evening

- To provide an overall update
- To provide a summary of staff recommendations that will go to the City Council in February
- To answer questions

# Recent Timeline



# Timeline Outlined in the BCV Master Plan - 2007



“It is anticipated that full redevelopment of Bassett Creek Valley will take roughly 25 years to accomplish assuming a relatively stable real estate marketplace. The phasing plan suggests two phases, each spanning roughly 12 years and three areas suggested as retain/infill areas.”

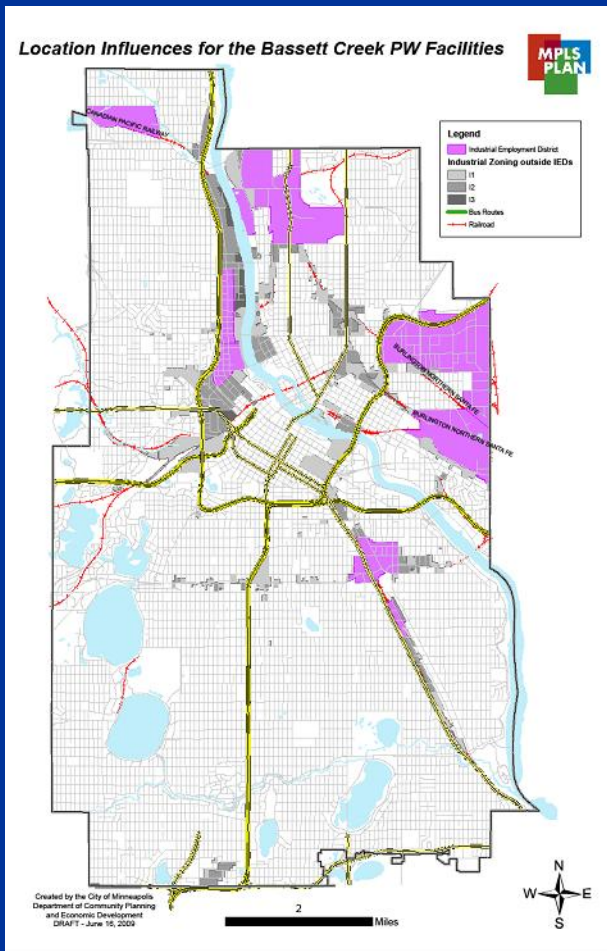
# Current Status

- Last major presentation was in June 2008
  - Ryan Companies presented development plans
- Since that time
  - Analysis of Public Works facilities needs and options completed
  - Appraisals completed
  - Council gave Ryan conditional rights, required a report
  - Staff and Ryan have continued to work with and inform the ROC

# General Findings about PW Relocation

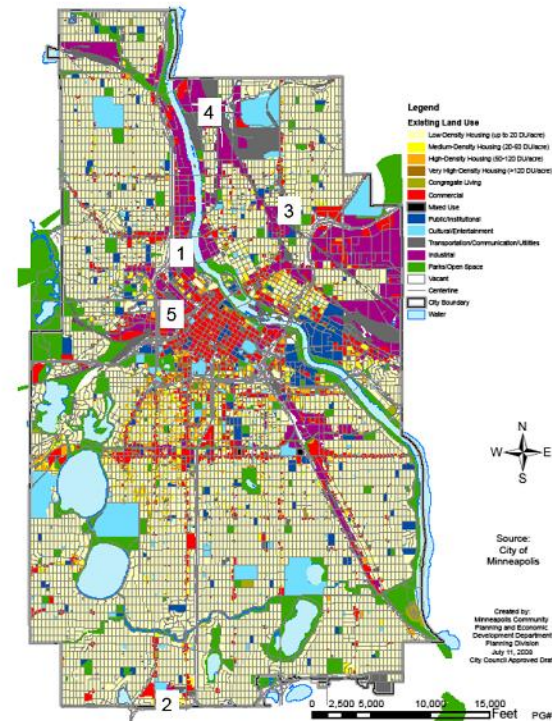
- Public works staff calculated specific storage needs and acreage required
- Linden Yards uses can be moved incrementally to industrially zoned sites
- Moving concrete crushing will be difficult. If concrete crushing is outsourced instead, the crushed concrete will increase street construction project costs by about \$600,000 a year.
- Moving the impound facility to another Minneapolis location will cost over \$16 million. Land sale proceeds for the eastern portion of impound will generate approximately \$2 million. The western part of impound is planned as public green space (“commons”) so will not be sold.

# General Findings about PW Relocation



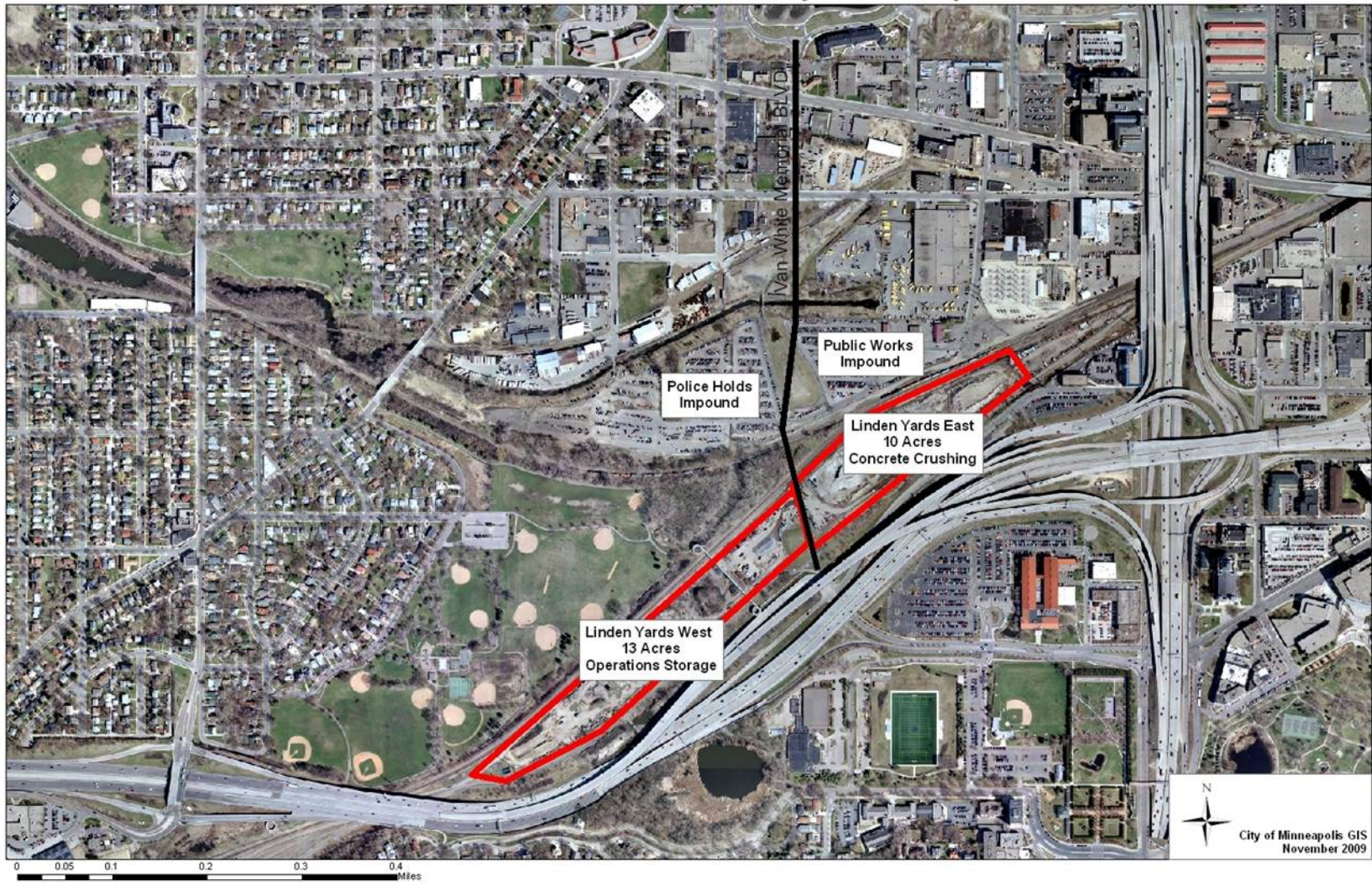
## Sites Evaluated for BCV PW Relocation

1. Potential storage facility (north)
  2. Potential storage facility or concrete crushing (south)
  3. Potential forensics and long term police impound facility
  4. Potential storage and/or impound facility
  5. Potential opportunity to work with Metro Transit on a shared facility
- \* Numbers do not indicate any form of ranking



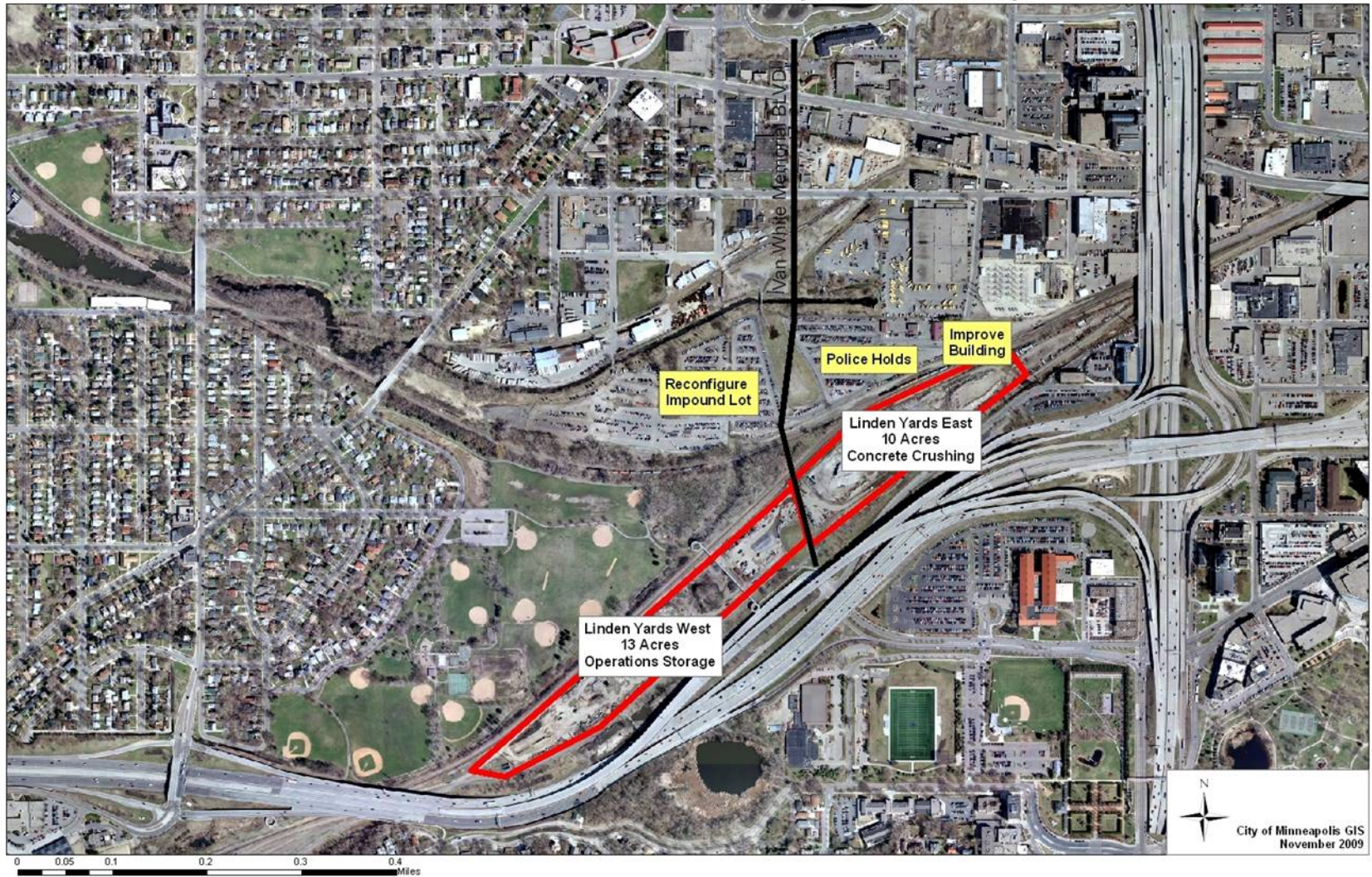


## Bassett Creek Valley 2010 Concept



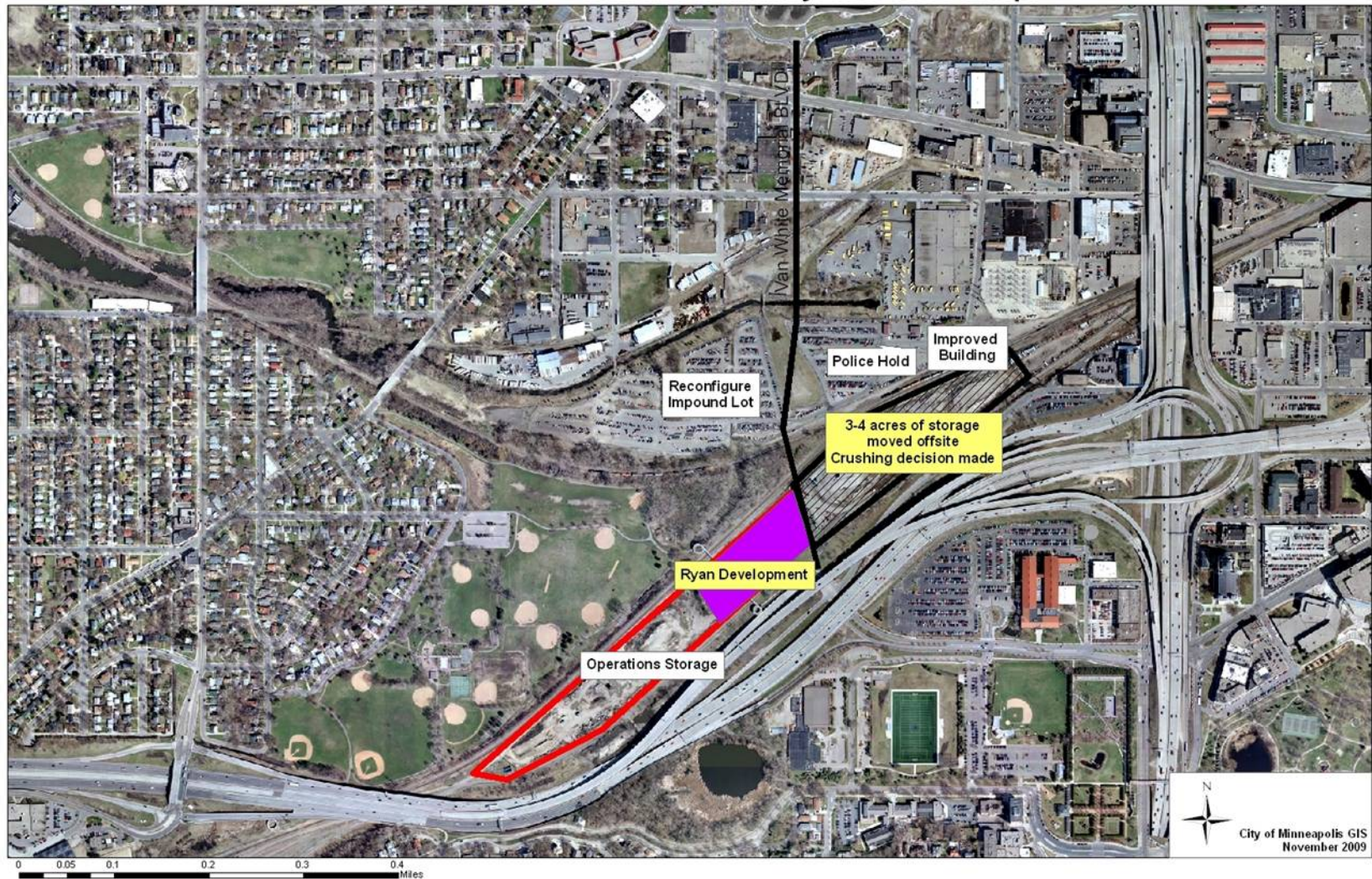


## Bassett Creek Valley 2010-2013 Concept



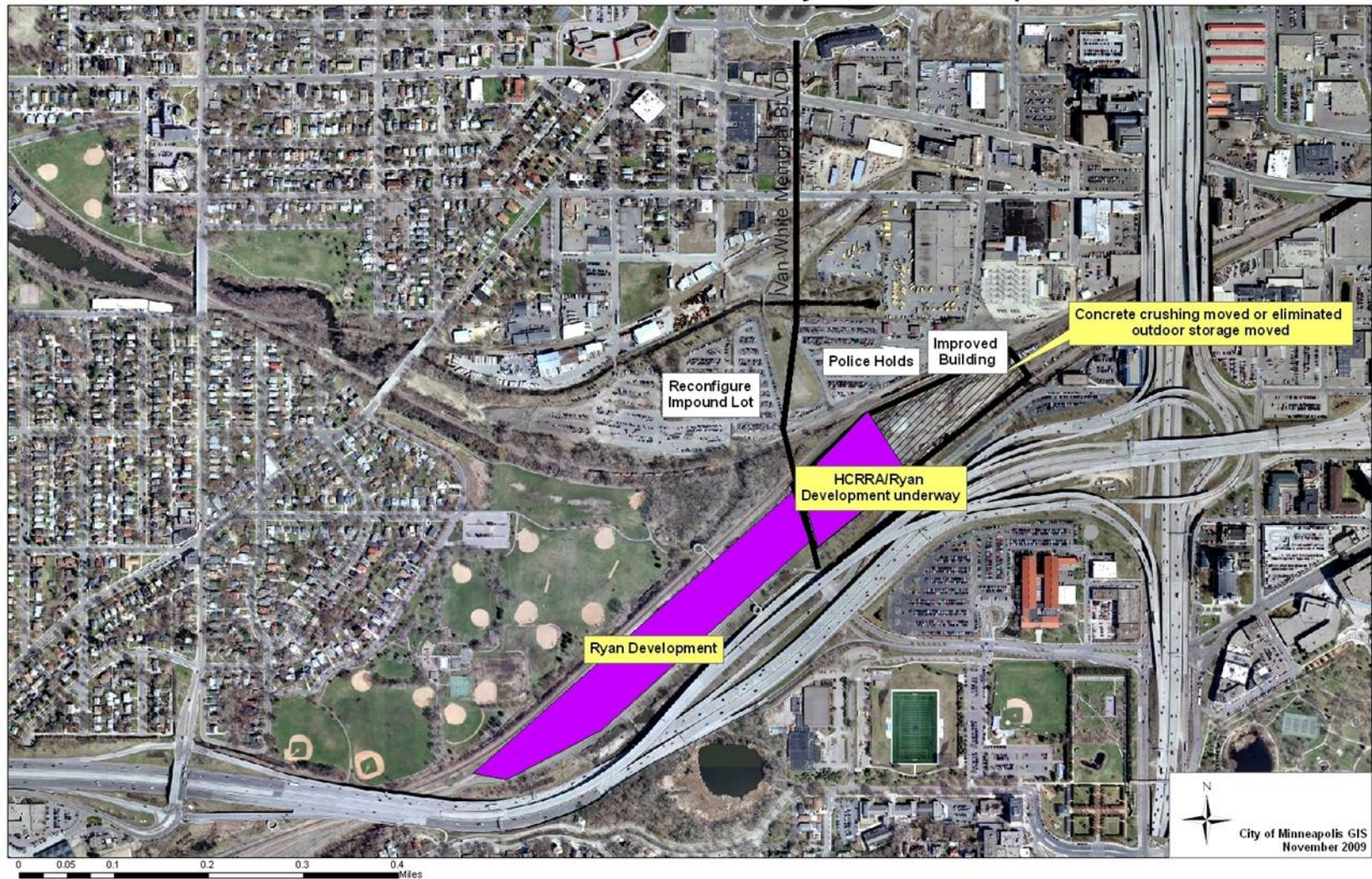


## Bassett Creek Valley 2013-2016 Concept



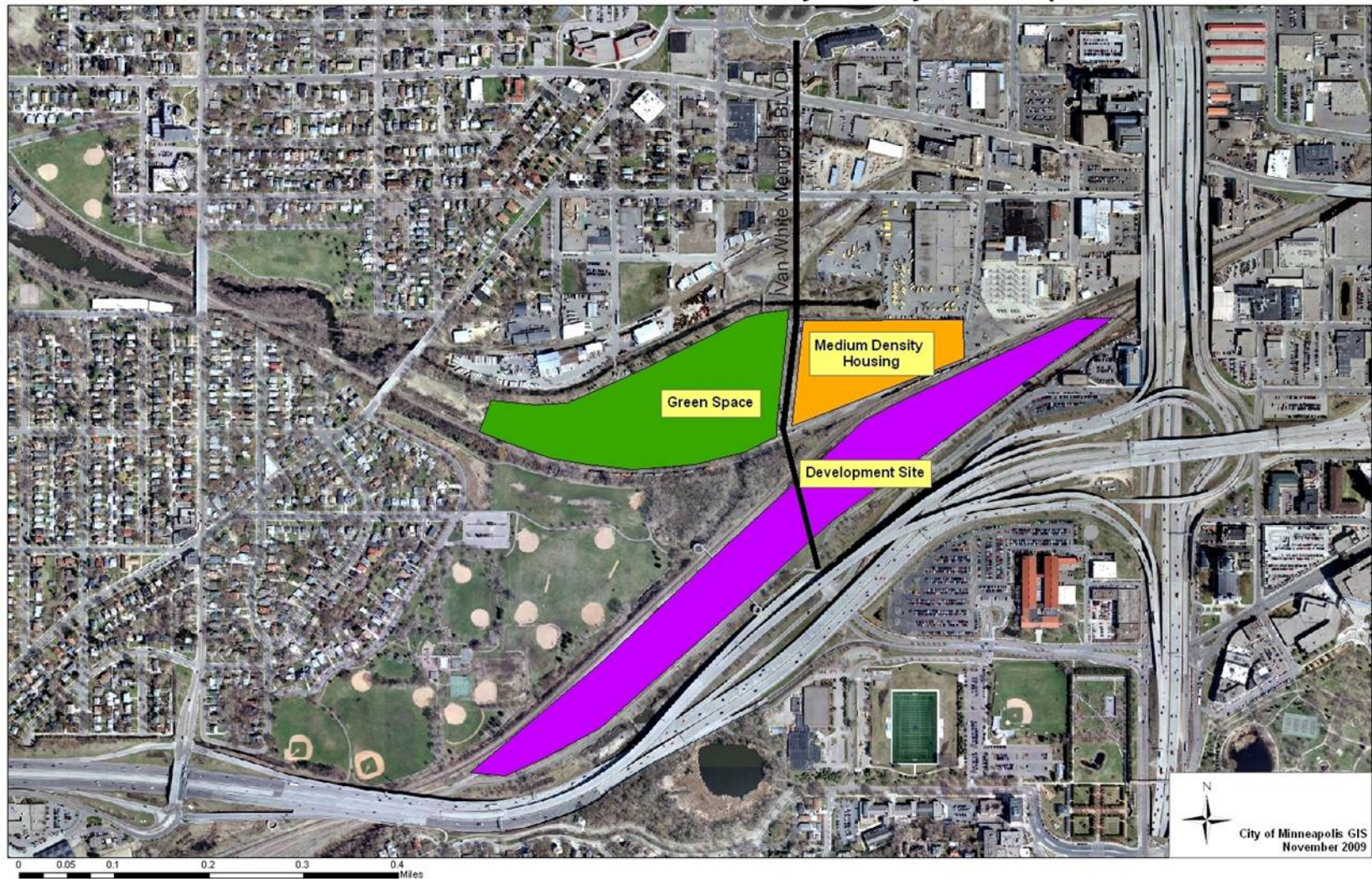


## Bassett Creek Valley 2016-2020 Concept





## Bassett Creek Valley 2020-Beyond Concept





# Recommendations to the City Council

1. Grant Ryan Companies exclusive development rights to Linden Yards West through 2014
2. Determine that the impound lot will remain for the foreseeable future
3. If Linden Yard East is selected as the preferred site for a rail layover facility, direct City staff to work with Hennepin County Regional Rail Authority

# Recommendations to the City Council

4. Modify the date that Ryan's good faith deposit will be refundable
5. Acknowledge that if Linden Yards East is sold to Ryan or HCRRA, the concrete crushing will need to be relocated or discontinued
6. Direct staff to continue to work with Ryan and come back to Council with development proposals

# Grant Ryan Companies exclusive development rights to Linden Yards West through 2014

Economy has affected plans, but Ryan remains interested.



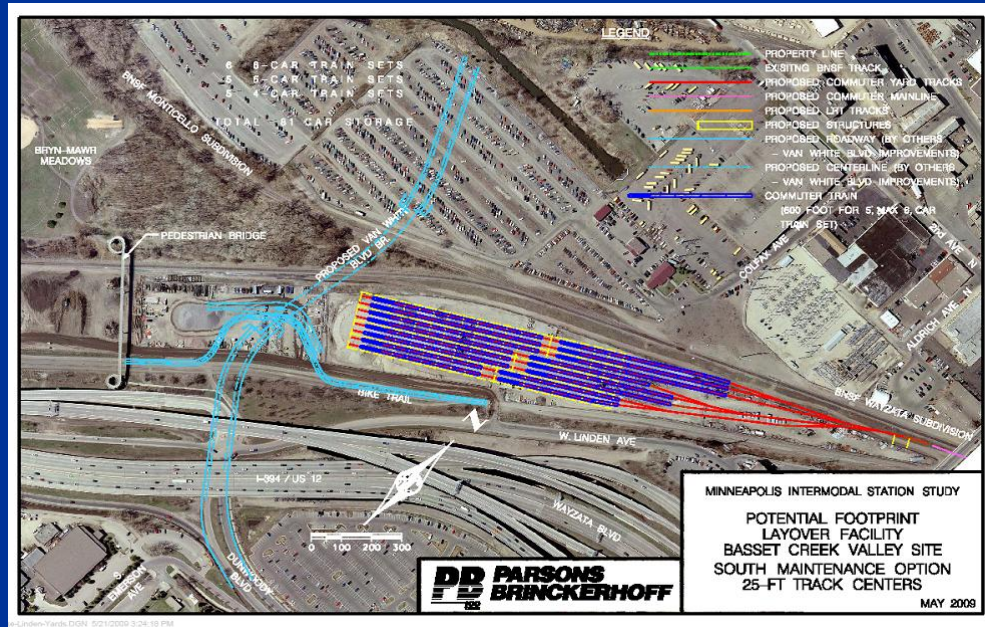
# Determine that the impound lot will remain for the foreseeable future

- Reconfigure the site, swapping police holds and hopefully moving long term holds elsewhere
- Addition of restrooms and a larger lobby
- Addition of landscaping and fencing
- Current economic climate makes it difficult to expend relocation funds when there is not an immediate need



# Linden Yards East – Rail Issues

- HCRRA will complete multi-modal rail study in May 2010
- Linden Yards East is one of three sites being studied (long considered due to proximity to downtown)

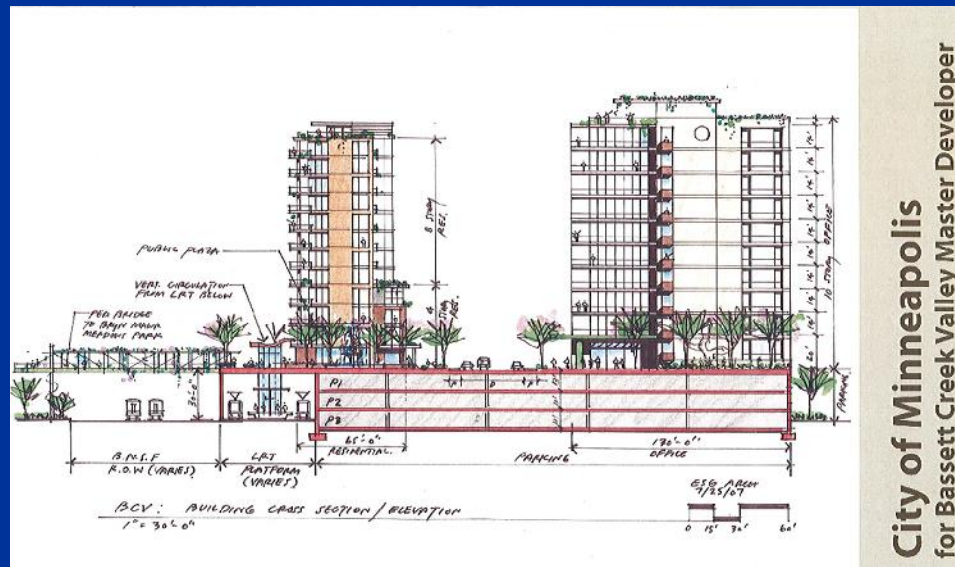


# Linden Yards East – Rail Issues

- Staff will recommend the City agree to defer development rights for Linden Yards East until after study is completed
- If Linden Yard East is selected as the preferred site for a rail layover facility, the City will work with Hennepin County on a joint development strategy
  - Both a recommendation to Council and a requirement of the Cedar Lake Trail agreement

# Linden Yards East – Rail Issues

- Common goal to maximize density, air rights, and transit ridership
- Timing and cost of development and rail not clear at this time



Modify the date that Ryan's good faith deposit will be refundable

Acknowledge that if Linden Yards East is sold to Ryan or HCRRA, the concrete crushing will need to be relocated or discontinued

Direct staff to continue to work with Ryan and come back to Council with development proposals



# Final Thoughts and Next Steps

- Bassett Creek Valley Master Plan is adopted policy
- Implementation will take time and be complicated, but work will continue
- Council direction expected in February
- Hennepin County to embark on LRT station area planning in 2010 (includes continued public conversations)